

REQUEST FOR COUNCIL ACTION

SUBJECT: Fire Station 54 / Police Substation

SUMMARY: Approve Amendment No. 1 with Hogan & Associates Construction for Guaranteed Maximum Price (GMP) of \$3,066,302 for the construction of Fire Station 54 / Police Substation and authorize an additional \$165,000 to be applied toward the construction costs. Hogan & Associates Construction current Agreement with the City is for \$79,250 this Amendment is for the difference, \$2,987,052.00 (\$3,066,302.00 - 79,250.00).

FISCAL

IMPACT: Funding for this project is available in the Fire Facilities account, account no. 42-4738031 and the \$165,000 will be transferred from the General Fund Balance to Account No. 42-4738031. (Pending City Council approval)

STAFF RECOMMENDATION:


Staff recommends authorizing an additional \$165,000 be applied toward the construction of Fire Station 54/Police Substation and approval of Amendment No. 1 with Hogan & Associates Construction for \$2,987,052.00 for the construction of Fire Station 54/Police Substation, in an amount not to exceed the GMP of \$3,066,302.00.

MOTION RECOMMENDED:

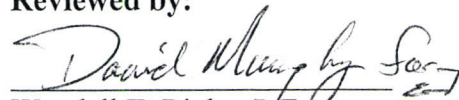
"I move to adopt Resolution No. 14-103 to approve an additional \$165,000 be applied toward the construction of Fire Station 54/Police Substation and approval of Amendment No. 1 with Hogan & Associates Construction for \$2,987,052.00 for the construction of Fire Station 54/Police Substation, in an amount not to exceed the GMP of \$3,066,302.00.

Roll Call vote required.

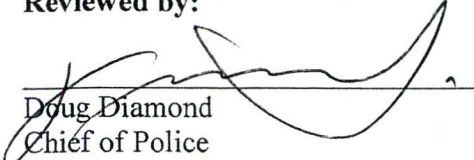
Prepared by:


Jim Riding
CIP/Facilities/Fleet Project Manager


Reviewed by:


Wendell T. Rigby, P.E.
Director of Public Works


Reviewed by:


Doug Diamond
Chief of Police

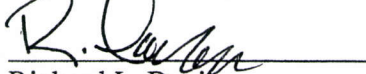
Reviewed by:


Marc McElreath
Fire Chief

Reviewed as to Legal Sufficiency:


Jeffery Robinson
City Attorney

Recommended by:


Richard L. Davis
City Manager

BACKGROUND DISCUSSION:

City Council previously approved a new approach to the construction of Fire Station 54 / Police Substation which would involve advertising a Request for Proposals that would allow qualified respondents to submit proposals for Construction Management/General Contractor (CMGC) services for the project. Following the review and evaluation process, Hogan & Associates Construction was determined to be the best responsive and responsible submitter. Hogan & Associates performed due diligence in soliciting bids by advertising, soliciting, visiting with and calling contractors, suppliers, fabricators and manufacturers inviting them to bid prior to the bid date. Advertisements were included in the Intermountain Contractor publication, Deseret News and the Salt Lake Tribune. The bidding documents were readily available online (www.smartbidnet.com) or from their office with a hard copy or a digital CD copy. Once these companies registered with SmartBidNet.com or with Hogan & Associates Construction, they received reminder notices and notices of addendum by fax, email and/or verbal communications. Bids were accepted by on behalf of the City for the new Fire Station #54 and Police Substation project. These bids were received by fax, email or hand delivery. Hogan & Associates Construction hand delivered their bid to the City one day prior to the due date. On March 20, 2014 sealed bids were opened and all bids were read aloud in the presence of the City's Purchasing Agent and Hogan & Associates Construction. All bids were kept confidential.

After all of the bids were evaluated, it was determined that the project was approximately \$700,000 over the budget established for construction. Several meetings were then held to determine areas that cost savings could be applied, called Value Engineering (VE) with the General Contractor, Hogan & Associates, the Architect, Think Architecture, the City's Police and Fire Chiefs and the City's Construction Manager. Following these VE meetings the construction cost was able to be reduced \$623,297 (see the attached spread sheets) to bring it as close as possible to the established budget. The result is that the cost still exceeds the allocated funds by approximately \$165,000, thus the need for City Council's approval

The GMP is based on the base bid per the associated bidding document which includes the plans, specifications and addendum #1, Addendum #2 and the VE cost reductions per post bid Addendum #3.

The bid totals summary sheet is attached showing the totals per divisions that make up the GMP.

The totals are as follows;

Base Bid	\$3,689,599
Addenda 3 VE deducts	<u>\$ (623,297)</u>
Total GMP	\$3,066,302

Attachments:

Resolution
Amendment No. 1
Spreadsheets

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 14-103

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT NO. 1 TO THE
AGREEMENT BETWEEN
THE CITY OF WEST JORDAN AND HOGAN & ASSOCIATES CONSTRUCTION**

WHEREAS, the City Council of the City of West Jordan has reviewed Amendment No. 1 to the Agreement between the City of West Jordan and Hogan & Associates Construction (a copy of which is attached) for the construction of Fire Station 54 / Police Substation in an amount not to exceed \$2,987,052.; and

Whereas, the City Council desires to execute Amendment No. 1 to the Agreement with Hogan & Associates Construction which award shall not be binding upon the City of West Jordan unless and until the Amendment is fully executed by the parties; and

Whereas, the proposed Amendment No. 1 to the Agreement between the City of West Jordan and Hogan & Associates Construction for the construction of Fire Station 54 / Police Substation in an amount not to exceed \$2,987,052.00 has been reviewed; and

Whereas, the City Council of the City of West Jordan has determined that the attached Amendment No. 1 to the Agreement with Hogan & Associates Construction for an amount not-to-exceed \$2,987,052.00 is acceptable.

Whereas, the City Council desires to approve an additional \$165,000 to the budget for construction of the Fire Station 54 / Police Substation.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THAT:

- Section 1. After approval as to legal form, the Mayor is hereby authorized and directed to execute Amendment No. 1 to the Agreement between the City of West Jordan and Hogan & Associates Construction, for an amount not to exceed \$2,987,052.00.
- Section 2. An additional \$165,000 for construction of Fire Station 54 / Police Substation is hereby approved.
- Section 2. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah this 28th day of May 2014.

Kim V. Rolfe
Mayor

ATTEST:

Melanie S. Briggs
City Recorder

RESOLUTION NO. 14-103

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT NO. 1 TO THE
AGREEMENT BETWEEN
THE CITY OF WEST JORDAN AND HOGAN & ASSOCIATES CONSTRUCTION

Voting by the City Council

"AYE"

"NAY"

Jeff Haaga

Judy Hansen

Chris McConnehey

Chad Nichols

Ben Southworth

Justin D. Stoker

Mayor Kim V. Rolfe

AMENDMENT NO. 1
TO AN AGREEMENT
FOR PROFESSIONAL SERVICES
BEWTEEN THE CITY OF WEST JORDAN
AND
Hogan & Associates Construction

THIS AMENDMENT, made and entered into this 28th day of May 2014 by and between the CITY OF WEST JORDAN, a municipal corporation (hereinafter referred to as "City"), and Hogan & Associates Construction (hereinafter referred to as "Consultant").

The City and Consultant agree as to amend the following sections of the original Professional Services Agreement to include the Guaranteed Maximum Price (GMP) for the construction of Fire Station 54 / Police Substation.

2. DESCRIPTION OF SERVICES

The services to be performed by Consultant are as follows:

To include the Guaranteed Maximum Price (GMP) for the construction of Fire Station 54 / Police Substation as described in the attached Consultant's proposal date May 14, 2014.

3. COMPENSATION AND PAYMENT

The total compensation payable to Consultant by City for the services described in Paragraph 2 shall not exceed the sum of **\$2,987,052.00** for Amendment No. 1 bringing the total not-to exceed fee to \$3,066,302.00 for services under this contract and fee shall be earned as indicated in the Professional Services Agreement.

In concurrence and witness whereof, this Agreement has been executed by the parties effective on the date and year first above written.

CITY OF WEST JORDAN

Kim V. Rolfe, Mayor

ATTEST:

Melanie Briggs, MMC
City Recorder

CONSULTANT

By: _____

Its: _____

STATE OF _____)
:SS
COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me,
_____, who being by me duly sworn did say that he is the
_____ of _____, a
corporation, and that the foregoing instrument was signed in behalf of said corporation by
authority of its Board of Directors, and he acknowledged to me that said corporation executed the
same.

NOTARY PUBLIC

My Commission Expires:

Residing in _____ County, _____



940 North 1250 West
Centerville, Utah 84014

(801) 951.7000
(801) 951.7100 fax

www.hoganconstruction.com

May 19, 2014

Jim Riding
City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088

Re: The New Fire Station 54 / Police Substation Project
Final GMP and Project Approval

Dear Jim,

As your CM/GC we have performed our due diligence in soliciting bids by advertising, soliciting, visiting with and calling contractors, suppliers, fabricators and manufacturers inviting them to bid prior to the bid date. Advertisements were included in the Intermountain Contractor Publication, Deseret News and the Salt Lake Tribune. The bidding documents were readily available online (www.smartbidnet.com) or from our office with a hard copy or a digital CD copy. Once these companies registered with SmartBidNet.com or with Hogan, they received reminder notices and notices of addendum by fax, email and/or verbal communications. Bids were accepted on behalf of the City of West Jordan for the New Fire Station #54 and Police Substation project. These bids were received by fax, email or hand delivery. Hogan & Associates Construction hand delivered their bid one day prior to the due date to the City. On March 20, 2014 sealed bids were opened and all bids were read allowed in the presence of the City of West Jordan and Hogan & Associates Construction. All bids were kept confidential. A copy of all bids will be delivered to the City.

The Guaranteed Maximum Price (GMP) is based on the base bid per the associated bidding documents which include the Plans, Specifications and Addendum #1, Addendum #2 and the cost reductions per Post bid Addenda 3. Subcontracts and Purchase Orders will be based on and tied to these bidding documents.

The bid totals summary sheet is attached showing the totals per divisions that make up the GMP.

The totals are as follows;

Base Bids	\$3,689,599
Addenda 3 VE Deducts	<u>\$ - 623,297</u>
Total GMP	\$3,066,302

We respectfully request approval of this GMP and approval to start construction.

Thank you
Dennis Forbush

A handwritten signature in dark ink, appearing to read "Dennis Forbush".

V.P. Project Manager
Hogan & Associates Construction, Inc.

West Jordan Fire Station #54 / Police Substation
GMP Summary (including VE vs. Bid Day Totals)



	A	B	C	D
	Scope	3/20 Bid Day	VE	Final Price
1	General Conditions	\$221,376	(\$12,642)	\$208,734
2	Bond	\$34,607	(\$3,944)	\$30,663
3	Indirect Project Costs	\$14,500	\$0	\$14,500
4	Existing Conditions, Demolition	\$35,312	(\$11,432)	\$23,880
5	Earthwork	\$133,541	(\$6,112)	\$127,429
6	Utilities, Structural Fill	\$102,959	(\$102,959)	\$0
7	Asphalt, Site Concrete	\$129,830	(\$12,068)	\$117,762
8	Landscape/Irrigation & Fencing	\$75,942	(\$27,847)	\$48,095
9	Building Concrete	\$156,400	\$5,000	\$161,400
10	Reinforcing	\$57,900	\$4,000	\$61,900
11	Masonry	\$208,400	(\$24,958)	\$183,442
12	Structural Steel	\$427,604	(\$72,044)	\$355,560
13	Carpentry, Millwork & Shower	\$171,376	(\$15,326)	\$156,050
14	Building Insulation	\$39,950	(\$21,733)	\$18,217
15	Roofing, Sheet Metal & EPDM	\$108,800	(\$6,300)	\$102,500
16	Composite Metal Wall Panels	\$59,000	(\$59,000)	\$0
17	Sealants, Waterproofing	\$17,940	(\$2,904)	\$15,036
18	OH Doors, Doors and Hardware	\$100,048	(\$1,763)	\$98,285
19	Storefront, Glazing, Security Glass	\$67,000	(\$7,110)	\$59,890
20	KalWall Fiberglass Window Panels	\$13,844	(\$13,844)	\$0
21	Framing, Drywall	\$145,000	(\$72,356)	\$72,644
22	Tiling	\$61,000	(\$26,377)	\$34,623
23	Acoustical Ceilings	\$17,000	(\$3,010)	\$13,990
24	Flooring (Carpet, LVT, Athletic)	\$37,580	(\$11,240)	\$26,340
25	Painting	\$31,199	(\$2,030)	\$29,169
26	Specialties	\$51,818	(\$3,656)	\$48,162
27	Residential appliances	\$10,000	\$22,510	\$32,510
28	Specialty Laundry Equipment	\$24,067	(\$24,067)	\$0
29	Horizontal Louver Blinds	\$5,000	(\$2,438)	\$2,562
30	Firefighter slide Pole	\$30,000	(\$7,000)	\$23,000
31	Fire Suppression	\$46,805	(\$6,000)	\$40,805
32	Mechanical, Plumbing	\$494,000	(\$20,282)	\$473,718
33	Electrical	\$375,000	(\$50,545)	\$324,455
34	CM Fee	\$80,980	(\$11,988)	\$68,992
35	Column Total	\$3,585,778	(\$611,465)	\$2,974,313
36	Contingency	\$103,821	(\$11,832)	\$91,989
37	Total with Contingency	\$3,689,599	(\$623,297)	\$3,066,302

West Jordan Fire Station #54 / Police Substation
GMP Summary (including VE vs. Bid Day Totals)



	A	B	C	D	
	Scope	3/20 Bid Day	VE	Final Price	Description
1	General Conditions	\$221,376	(\$12,642)	\$208,734	
2	Bond	\$34,607	(\$3,944)	\$30,663	Revised down as job total decreases
3	Indirect Project Costs	\$14,500	\$0	\$14,500	
4	Existing Conditions, Demolition	\$35,312	(\$11,432)	\$23,880	Decreased with lower bid
5	Earthwork	\$133,541	(\$6,112)	\$127,429	VE Includes lowering site by 6 inches
6	Utilities, Structural Fill	\$102,959	(\$102,959)	\$0	VE Includes City providing structural fill
7	Asphalt, Site Concrete	\$129,830	(\$12,068)	\$117,762	VE includes City providing base material
8	Landscape/Irrigation & Fencing	\$75,942	(\$27,847)	\$48,095	VE includes landscaping for only Area A - in front of Station
9	Building Concrete	\$156,400	\$5,000	\$161,400	Larger footings for masonry walls in lieu of ballistic wall, increased footings at the stair tower.
10	Reinforcing	\$57,900	\$4,000	\$61,900	VE add due to larger footings for masonry walls in lieu of ballistic wall, increased footings at the stair tower.
11	Masonry	\$208,400	(\$24,958)	\$183,442	VE changes per the following - Tower 8" CMU vs 12" CMU and lowered by 4 feet - Tower colored CMU in lieu of honed CMU - Added CMU wall in lieu of ballistic wall, Kalwall walls, framed walls - Interior painted CMU in lieu of honed CMU. Lobby remains honed.
12	Structural Steel	\$427,604	(\$72,044)	\$355,560	VE Includes: - revised stair, railing and grate design - revised structural beams/columns for 2nd floor - revised roof system from custom trusses to standard t-bar joists - revised roof system at tower, north rooms, patio/entrances from steel to wood framing
13	Carpentry, Millwork & Shower	\$171,376	(\$15,326)	\$156,050	VE Includes: - revised thickness of solid surface shower kits - simplified design of solid surface shower kits - only accent band - clarified millwork and counter tops roof structure changed from steel trusses to wood trusses (tower, north rooms, patios/entrances)
14	Building Insulation	\$39,950	(\$21,733)	\$18,217	VE Includes further contract buy-out
15	Roofing, Sheet Metal & EPDM	\$108,800	(\$6,300)	\$102,500	VE Includes: - deducted sheathing from over steel deck to open framing (moved to carpentry)
16	Composite Metal Wall Panels	\$59,000	(\$59,000)	\$0	VE Includes elimination of metal panels/framing to masonry wall
17	Sealants, Waterproofing	\$17,940	(\$2,904)	\$15,036	VE Includes further contract buy-out
18	OH Doors, Doors and Hardware	\$100,048	(\$1,763)	\$98,285	VE Includes further contract buy-out
19	Storefront, Glazing, Security Glass	\$67,000	(\$7,110)	\$59,890	VE Includes: - fewer windows (eliminated from tower)
20	KalWall Fiberglass Window Panels	\$13,844	(\$13,844)	\$0	VE Includes elimination of KalWall Window Panels to masonry wall

21	Framing, Drywall	\$145,000	(\$72,356)	\$72,644	VE Includes: - removal of bullet-resistant panels (\$33,000) - changed framed walls to masonry walls at lobby and Comm. Training Room - elimination of metal panels/framing to masonry wall increased framing at roof overbuild
22	Tiling	\$61,000	(\$26,377)	\$34,623	VE Includes: - changing floor tile to LVT and Carpet in Kitchen and Lobby respectively - changed wall tile sizes - simplified colors/accents
23	Acoustical Ceilings	\$17,000	(\$3,010)	\$13,990	VE Includes further contract buy-out
24	Flooring (Carpet, LVT, Athletic)	\$37,580	(\$11,240)	\$26,340	VE Includes: - competitively bid out the flooring scope (not State Carpet Contract) - revised thickness and brand of athletic flooring - changed 6" base to standard 4" base added LVT in lieu of ceramic tile
25	Painting	\$31,199	(\$2,030)	\$29,169	VE Includes further contract buy-out
26	Specialties	\$51,818	(\$3,656)	\$48,162	VE Includes further contract buy-out
27	Residential appliances	\$10,000	\$22,510	\$32,510	
28	Specialty Laundry Equipment	\$24,067	(\$24,067)	\$0	VE Includes elimination of specialty laundry equipment - Fire Dept. FF&E
29	Horizontal Louver Blinds	\$5,000	(\$2,438)	\$2,562	VE Includes: - clarification of locations - elimination of blinds at some locations
30	Firefighter slide Pole	\$30,000	(\$7,000)	\$23,000	VE Includes further contract buy-out
31	Fire Suppression	\$46,805	(\$6,000)	\$40,805	VE Includes further contract buy-out
32	Mechanical, Plumbing	\$494,000	(\$20,282)	\$473,718	VE Includes: - changing cast iron DWV rough to PVC, using propress fittings in lieu of solder copper fittings - using a pre-fab system, changing trench drain grates from galvanized to ductile material, and delete the amount of drain connections - modify the route of the cold water line
33	Electrical	\$375,000	(\$50,545)	\$324,455	VE Includes: - elimination of some dimming circuits underground/street crossing combined with City Utility work further clarification of bids
34	CM Fee	\$80,980	(\$11,988)	\$68,992	Revised down as job total decreases
35	Column Total	\$3,585,778	(\$611,465)	\$2,974,313	
36	Contingency	\$103,821	(\$11,832)	\$91,989	Revised down as job total decreases
37	Total with Contingency	\$3,689,599	(\$623,297)	\$3,066,302	

West Jordan Fire Station #54 / Police Substation
ON-GOING V.E.



A

	Scope	ON-GOING V.E.	SAVINGS
1	Existing Conditions, Demolition		
2	Earthwork	City to provide Top Soil	?
3	Utilities, Structural Fill		
4	Asphalt, Site Concrete		
5	Landscape/Irrigation & Fencing		
6	Building Concrete		
7	Reinforcing		
8	Masonry	All Honed to Color	\$11,350
9	Structural Steel	Eliminate Splays, Eliminate Sun Shades (\$5,500)	\$8,000
10	Carpentry, Millwork & Shower		
11	Building Insulation		
12	Roofing, Sheet Metal & EPDM		
13	Sealants, Waterproofing		
14	OH Doors, Doors and Hardware		
15	Storefront, Glazing, Security Glass		
16	Framing, Drywall		
17	Tiling		
18	Acoustical Ceilings		
19	Flooring (Carpet, LVT, Athletic)		
20	Painting		
21	Specialties		
22	Residential appliances	VE Options to explore: - less expensive range, hood, reffridgerators, microwaves, dishwashers, disposal	\$10,000
23	Horizontal Louver Blinds		
24	Firefighter slide Pole		
25	Fire Suppression		
26	Mechanical, Plumbing		
27	Electrical		
28	Total Possible		\$29,350

539